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of any such taxes or assessments or insurance, or expenses of litigation, or on account of any lien, Deed of Trust, or Mortgage on said land and premises prior in lien to this Trust, with linterest thereon as specified in said Note from the date of such advance, or upon default in any other loan from Beneficiary to Grantor or upon default in any other obligation of Grantor to Beneficiary then, upon any and every such default so made as aforesaid, the said debt hereby secured shall immediately become due and payable in its entirety and said trustees may exercise all rights and privileges granted herein or by law. Provided, however, that the Trustees shall give written notice to Grantor of any such default, and Grantor shall have 10 days from the sending of such notice in which to cure or remedy the said default to the satisfaction of Beneficiary. Notice shall be sent as provided in in paragraph 19 hereof. Failure of the Trustees to give notice as herein provided shall not constitute a waiver of the rights or obligations of either party to this Agreement, but shall simply delay acceleration of the debt and power of sale as provided above, until such time as notice has been given and said 10 day notice period has elapsed.

4. Sale and Application of Proceeds: That upon any such default being made, whereby the indebtedness hereby secured becomes due and payable, the Trustees (or Substituted Trustees) may sell, convey, or otherwise dispose of any and all of Grantor's interest in the Premises as conveyed hereby, at public auction or otherwise, as the Trustees shall deem advantageous and proper, and shall sell or convey said Premises in fee simple or in such lesser estate as may be appropriate, to and at the cost of the purchaser or purchasers thereof, said purchaser being thereby

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